



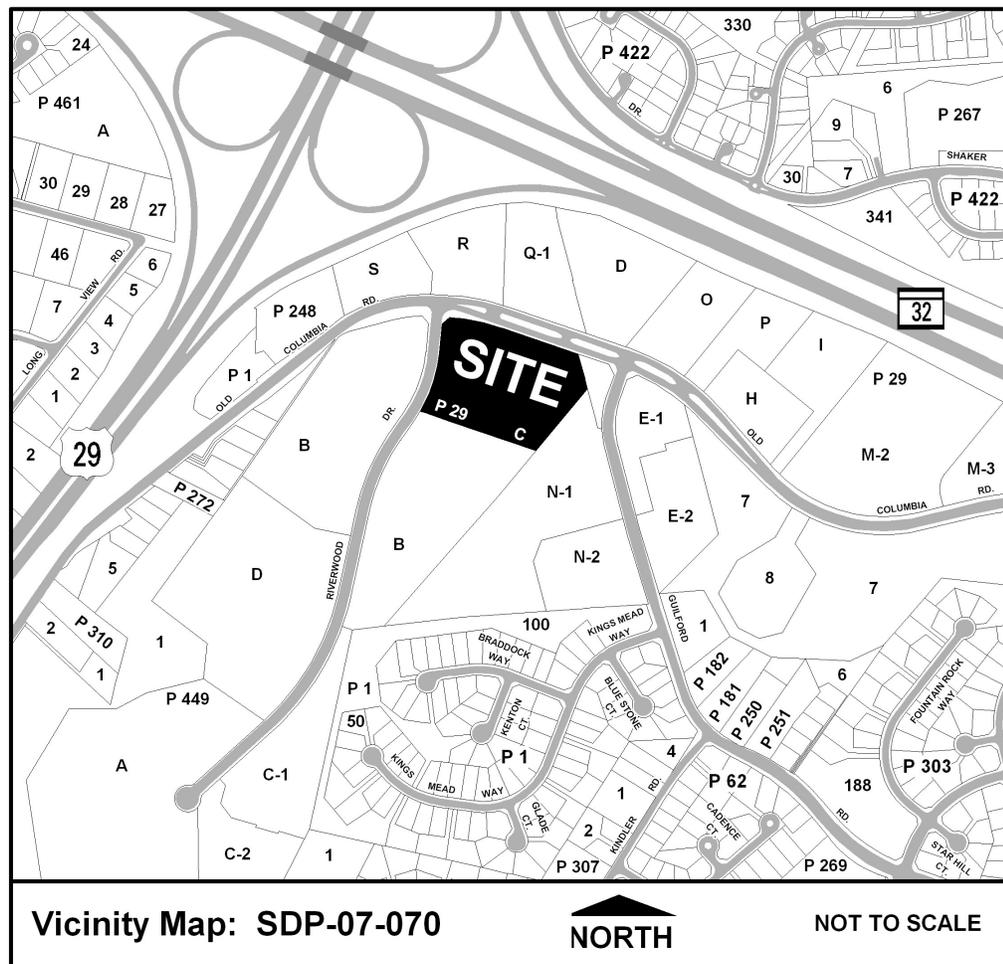
**TECHNICAL STAFF REPORT**  
***Planning Board Meeting of April 24, 2008***

**Case No./Petitioner:** SDP-07-070 – Merritt RWI, LLC

**Subject:** SDP-07-070 – Rivers Corporate Park, Section 1, Area 1 (RCP, 1/1), Parcel C, office building addition and parking addition

**Request:** For approval of a site development plan (SDP) for the construction of a 20,850 square foot office building addition along the east side of an existing 43,618 square foot office building and an additional 159 parking spaces in accordance with Final Development Plan Phase 184-A-IV (FDP 184-A-IV) on a 6.6328 acre parcel of land zoned New Town (NT) – Employment Center, Industrial (ECI) land use.

**Location:** The subject site is located on the southeast corner of Riverwood Drive and Old Columbia Road, in the Sixth Election District of Howard County, Maryland.



Vicinal Properties:

The subject site is bounded on the north by Old Columbia Road, a public road; on the east by RCP, 1/1, Parcel N-1, zoned NT-ECI, improved with an industrial/commercial building; on the south by RCP, 1/2, Parcel B, zoned NT-ECI, improved with an industrial/commercial building; and on the west by Riverwood Drive, a public road.

Site History:

F-82-28c, RCP, 1/1, Parcels A-D, recorded on 12/18/81

SDP-82-79c, RCP, 1/1, Parcel C, proposed office building, Planning Board approval on 03/10/82, plan originals signed on 06/07/82

FDP 184-A-IV, recorded on 10/20/06

Site Analysis:

RCP, 1/1, Parcel C, zoned NT-ECI

Acreage of Parcel C .....	6.6328 acres
Maximum building height permitted .....	50 feet maximum or as approved by the Planning Board
Maximum building height proposed .....	16.5 feet
Required and Proposed Structure Setbacks:	
Required structure setback from a public road right-of-way (R/W) line: 25 foot minimum structure setback required from a public road R/W, plus one additional foot of setback for each foot of building/structure height exceeding 20 feet	
Proposed setback from the closest public road R/W for the proposed building addition 100 +/- feet from the public road R/W line of Old Columbia Road	
Maximum Building Coverage Permitted:  <i>50% maximum coverage or as approved by the Planning Board</i>	
Maximum Building Coverage Proposed:	
Existing building .....	43,618 sq. ft. or 15.10%
Proposed building addition .....	20,850 sq. ft. or 07.21%
Total existing and proposed building coverage .....	64,468 sq. ft. or 22.31%
Number of Parking Spaces Required and Provided:	
Min. number of parking spaces required at 2 spaces per 1,000 sq. ft. ....	129 spaces
Total number of parking spaces provided:	
Number of existing spaces to remain .....	109 spaces
Number of proposed spaces .....	175 spaces
Total number of existing to remain and proposed spaces .....	284 spaces
Required and Proposed Parking Setbacks:	
25 foot minimum parking setback required from a public road R/W	
Proposed setback from the closest public road R/W for the proposed parking areas; 25 feet from the public road R/W line of Old Columbia Road 31 feet from the public road R/W line of Riverwood Drive	

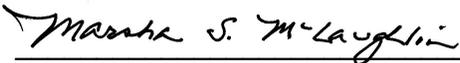
- A. All vehicular access to this site will be provided by the one, existing entrance onto Riverwood Drive.
- B. Stormwater management for this site will be provided by two proposed underground facilities.
- C. This site is exempt from the requirements of the Forest Conservation Act in accordance with Subdivision Section 16.1202(b)(1)(iv) because it is a part of a planned unit development (New Town) with preliminary plan approval and 50% or more of its land developed before 12/31/92.
- D. This site development plan is in accordance with all applicable FDP requirements and the New Town alternative compliance provisions of the Landscape Manual.
- E. The SDP-07-070 file is available for public review at the Department of Planning and Zoning public service counter, Monday through Friday, 8:00 am to 5:00 pm, except on Howard County Government observed holidays.

SRC Action:

On 12/28/07, the Subdivision Review Committee (SRC) determined this plan to be 'approvable', subject to compliance with its agencies' comments. The SRC agencies' comments primarily addressed minor corrections and additions to the plans.

Recommendation:

The Department of Planning and Zoning recommends **approval** of site development plan, SDP-07-070, subject to compliance with the SRC comments.



Marsha McLaughlin, Director  
Department of Planning and Zoning

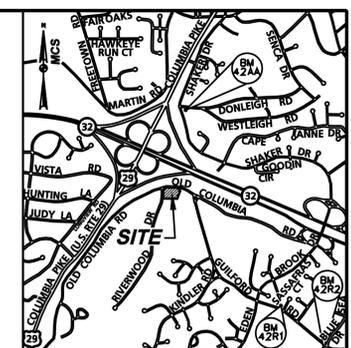
04/08/08

Date

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS WSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE OR AS SPECIFIED.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE BASED SOLELY ON AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES WHICH MAY BE IMPACTED BY THE WORK. MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTORS OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL TEST (PI) EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE, AND SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK. ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURB & GUTTER, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- EXISTING ON-SITE PUBLIC WATER PROVIDED BY CONTRACT NUMBER 44-1044D.
- THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS FOR THIS PROJECT WAS MADE BY REULING ASSOCIATES, INC. ON NOVEMBER 17, 2006.
- ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED AND VERIFIED IN ACCORDANCE WITH ASTM 1-180, OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
- OPERATING EXISTING VALVES, SWITCHES, SERVICES OR START UP OF NEW SERVICES SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE. THE BUILDINGS WILL BE PROVIDED WITH A SPRINKLER SYSTEM.
- UNLESS OTHERWISE NOTED, DIMENSIONS FROM CURB ARE MEASURED FROM FACE.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER, SEWER, AND DRAIN HOUSE CONNECTIONS WITH THE MECHANICAL ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN 2.0 FEET MINIMUM PROTECTIVE COVER OVER ALL UTILITIES DURING CONSTRUCTION.
- THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE. HOWEVER, UPON DISCOVERY OF ANY EVIDENCE OF BURIAL OR GRAVES, THE DEVELOPER WILL BE SUBJECT TO SECTION 16.1005 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOP REGULATIONS.
- ALL SLOPES 2:1 MIN.
- PAVING MARKINGS TO BE "TRAFFIC WHITE"
- CONTRACTOR SHALL MAINTAIN A MINIMUM 2 FOOT BENCH BEHIND CURB AND GUTTER IN FILL AREAS.
- ALL FIRE LINE PIPING SHALL MEET THE REQUIREMENTS OF THE NFPA PIPE SHALL BE UL LISTED, FM APPROVED AND MEET THE ANWA STANDARDS FOR FIRE PROTECTION USE. FITTINGS SHALL HAVE PRESSURE CLASS RATINGS COMPATIBLE WITH THE PIPE USED.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5 FEET OF COVER OVER THE PRIVATE WATER MAIN SHOWN HEREON UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE ALL CRUMPS OR VERTICAL BENDS NECESSARY TO MAINTAIN CLEARANCES WITH OTHER UTILITIES.
- THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING OR STRUCTURES ARE TO BE REMOVED, PRIOR TO PLACING A BID ON THOSE ITEMS, THE CONTRACTOR SHALL CLEAR THE CONSTRUCTION AREA OF ALL EXISTING TREES, PAVING, STRUCTURES, ETC. UNLESS NOTED ON PLAN.
- THE SUBJECT PROPERTY IS ZONED NT PER 2-2-04 COMPREHENSIVE ZONING PLAN. SEE FDP 184-A-IV, NEW TOWN (NT), EMPLOYMENT CENTER - INDUSTRIAL LAND USE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR OTHER BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$12,870.00.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY DUVAL & ASSOCIATES, P.A., DATED MAY 11, 2006. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A PLAT PREPARED BY CENTURRING ENGINEERING, INC. (15077).
- THE COURSES AND COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. 42R1 WAS USED FOR THIS PROJECT.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 154 OF THE ZONING REGULATIONS.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY STREET TRAFFIC STUDIES, LTD. ON OCTOBER 17, 2006, AND WAS APPROVED ON JUNE 15, 2007.
- NOISE STUDY IS NOT REQUIRED FOR THIS INDUSTRIAL ZONED PROPERTY.
- CONTRACTOR TO PLACE A WITNESS POST AT THE TERMINUS OF ALL UTILITY STUBS.
- CONTRACTOR TO VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL WATER, SEWER AND STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR BEFORE BEGINNING CONSTRUCTION OF SERVICE CONNECTIONS TO SERVE THE BUILDING.
- CONCRETE WHEEL STOPS SHALL BE INSTALLED WHERE SHOWN ON THE PLAN AND SHALL BE PRECAST, STANDARD CONCRETE, ANCHORED TO THE PAVEMENT WITH 2 STEEL RODS PER EACH WHEEL STOP DRIVEN A MINIMUM OF 8" IN BITUMINOUS CONCRETE PAVEMENT OR TWO DOWELS PER EACH WHEEL STOP GROUTED A MINIMUM OF 4" INTO CEMENT PAVEMENT.
- STORMWATER MANAGEMENT REQUIREMENTS FOR THIS PROJECT WILL BE MET VIA A PRIVATE UNDERGROUND RETENTION (STONE STORAGE) FACILITY FOR QUANTITY AND A PRIVATE F-2 UNDERGROUND SAND FILTER FOR QUALITY. QUANTITY AND QUALITY MANAGEMENT ARE PROVIDED FOR THE ENTIRE SITE. THE BMPs WILL BE OWNED AND MAINTAINED BY THE OWNER, SUCCESSOR OR ASSIGNEE.
- HANDICAP PARKING DETAILS SHALL BE IN ACCORDANCE WITH "M" BUILDING CODE FOR THE HANDICAPPED" SECTION 5.01-7.05.
- ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- ALL SIDEWALKS SHALL BE CROSS SLOPED AT 1/4" INCH PER FOOT.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV.
- ALL ON SITE DRIVEWAYS AND PARKING AREAS TO BE PRIVATELY MAINTAINED.
- ALL PROPOSED HC RAMPS SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- ELECTRIC, GAS, CABLE, TELEPHONE AND LIGHTING LINES DESIGNED BY OTHERS.
- IN ACCORDANCE WITH SUBDIVISION SECTION 16.1202(D)(1)(ii), THIS PROPERTY IS EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PLAN BECAUSE PARCEL C IS A PART OF A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- THIS SDP IS SUBJECT TO FDP 184-A-IV, THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- ALL SIGNAGE MUST COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, MILLENIUM EDITION AND ALL APPLICABLE HANDICAP REGULATIONS.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 3" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2 1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 44'-5" IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM). NFPA-110.1.1
- THERE SHALL BE NO LANDSCAPING WITHIN 7.5' OF EACH SIDE OF THE FIRE DEPARTMENT SIAMSE CONNECTION. A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT SIAMSE CONNECTION SHALL BE PROVIDED. NFPA-113.1.4
- AN ALTERNATIVE COMPLIANCE REQUEST TO DESIGN MANUAL, VOLUME I, SECTION 5.2.5.F., WHICH REQUIRES THAT RCN COMPUTATIONS FOR COMMERCIAL DISTRICTS BE BASED ON ZONING (85% IMPERVIOUS COVER), TO ALLOW THE USE OF SPECIFIC IMPERVIOUS COVER WHICH IN THIS CASE IS 70% WAS APPROVED ON AUGUST 1, 2007.

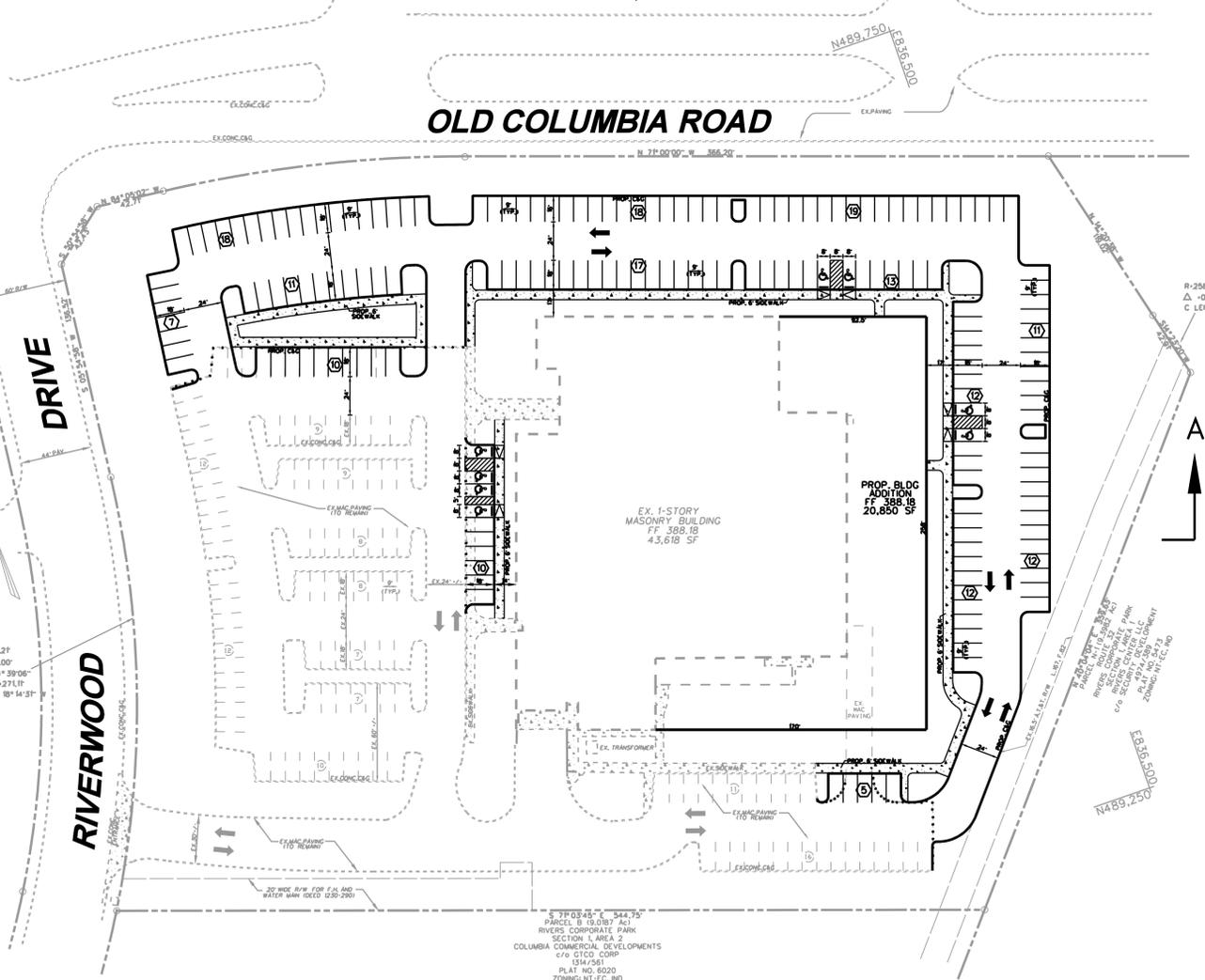
**SITE DEVELOPMENT PLAN**  
for  
**RIVERS CORPORATE PARK**  
SECTION 1, AREA 1  
**PARCEL C**  
HOWARD COUNTY, MARYLAND



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP COORDINATES: 15-E15

**BENCHMARK**

- 42R1: 3/4" IRON ROD  
CORNER OF GULFORD RD. & SASSAFRAS CT.  
N: 166,975.9428  
E: 411,837.9244
- 42R2: 3/4" IRON ROD  
HAMMOND HIGH SCHOOL @ GULFORD RD. (BLUE SEA DR.)  
N: 166,709.7181  
E: 412,126.5632
- 42A: 0-109 ALSO 0069  
AREA NE OF RT-29 & RT-32 CROSSING  
N: 166,115.6084  
E: 411,254.2808



**PROPOSED LAYOUT**  
SCALE: 1" = 50'

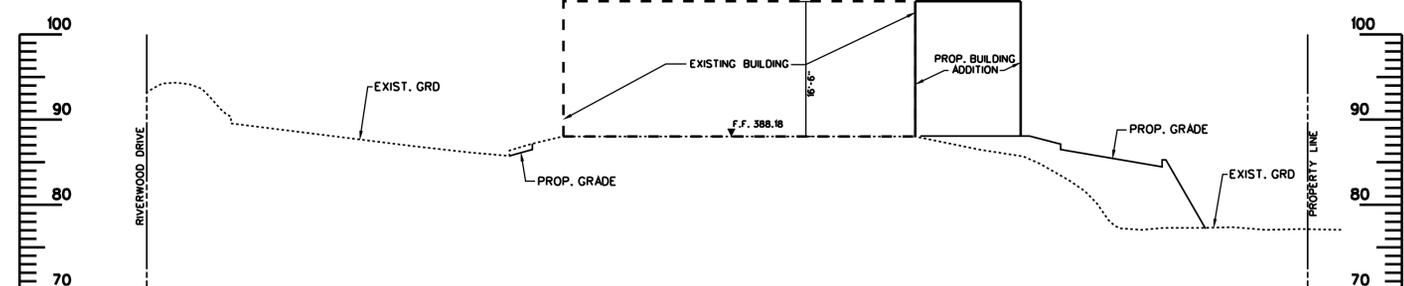
**SITE DATA**

- I. GENERAL SITE DATA:**
- CURRENT PLAT REFERENCE: 5077
  - CURRENT DEED REFERENCES: 10007/687
  - TAX ACCOUNT NUMBER: 167312
  - PRESENT ZONING: NEW TOWN (NT), FDP 184-A-IV, EMPLOYMENT CENTER - INDUSTRIAL LAND USE
  - APPLICABLE DPZ FILE REFERENCES: F 82-28, S0P 82-79c
  - EXISTING USE: OFFICE BUILDING (43,618 SF)
  - PROPOSED USE: OFFICE BUILDING
- NOTE: PROPOSED BUILDING ADDITION IS 20,850 SF. TOTAL (EX. & PROP.) BUILDING AREA IS 64,468 SF.
- EXISTING WATER: PUBLIC
  - EXISTING SEWER: PUBLIC
- II. AREA TABULATION:**
- PARCEL C: 6.6328 ACRES OR 288,924.76 SF
  - TOTAL DISTURBED AREA: 120,250 SF OR 2.76 ACRES
  - TOTAL IMPERVIOUS (EX. & PROP.) AREA: 187,308 SF OR 4.30 ACRES - 64.8%
  - BUILDING (EX. & PROP.) COVERAGE TO SITE: 1.48 ACRES OR 22.31%
- III. OPEN SPACE DATA: NONE REQUIRED**
- IV. PARKING SPACE DATA:**
- PARKING REQUIRED:  
OFFICE - 64,468 SF @ 2 PS/1,000 SF PER FDP 184-A-IV - 129 PS
  - PARKING PROVIDED: 284
- TOTAL INCLUDES:  
276 STANDARD SPACES @ 9' x 18'  
5 STANDARD HANDICAP SPACES @ 21' x 18' TWO SIDE BY SIDE  
3 VAN ACCESSIBLE HANDICAP SPACES @ 24' x 18' TWO SIDE BY SIDE

SHEET INDEX	
NO.	SHEET TITLE
C-1	COVER SHEET
C-2	SITE PLAN
C-3	GRADING & UTILITY PLAN
C-4	SITE DETAILS
C-5	STORM DRAIN DRAINAGE AREA MAP
C-6	STORM DRAIN PROFILES
C-7	EROSION AND SEDIMENT CONTROL PLAN
C-8	EROSION AND SEDIMENT CONTROL DETAILS
C-9	EROSION AND SEDIMENT CONTROL NOTES
C-10	STORMWATER MANAGEMENT DRAINAGE AREA MAP
C-11	STORMWATER MANAGEMENT PLAN AND PROFILES
C-12	STORMWATER MANAGEMENT DETAILS I
C-13	STORMWATER MANAGEMENT DETAILS II (F-2 UNDERGROUND SAND FILTER)
C-14	STORMWATER MANAGEMENT SPECIFICATIONS (F-2 UNDERGROUND SAND FILTER)
C-15	STORMWATER MANAGEMENT DETAILS & SPECIFICATIONS (MD-378)
C-16	LANDSCAPE PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date	
Chief, Land Development Division	Date	
Director	Date	
ADDRESS CHART		
LOT / PARCEL NO.	STREET ADDRESS	
PARCEL C	7101 RIVERWOOD DRIVE	
PERMIT INFORMATION CHART		
SUBDIVISION NAME RIVERS CORPORATE PARK	SECTION / AREA 1 / 1	LOT / PARCEL NO. C
PLAT NO. 5077	GRID NO. 1	ZONING NT
TAX MAP NO. 42	ELEC. DIST. 6TH	CENSUS TRACT 6069-02
WATER CODE E16	SEWER CODE 5290000	



**SECTION A-A**  
SCALE: H: 1" = 50'  
V: 1" = 10'

**OWNER / DEVELOPER**  
MERRITT RW1 LLC  
A MARYLAND LLC  
2066 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
(410) 298-2600

DATE	ITEM	BY

**COVER SHEET**  
**RIVERS CORPORATE PARK**  
SECTION 1, AREA 1  
**PARCEL C**  
7101 RIVERWOOD DRIVE

**BLDG**  
Baltimore Land Design Group Inc.  
Consulting Engineers  
222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21030  
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

# **GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE OR AS SPECIFIED.
2. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE BASED SOLELY ON AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES WHICH MAY BE IMPACTED BY THE WORK. MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTORS OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
4. THE CONTRACTOR SHALL NOTIFY 'MISS UTILITY' AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE, AND SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK. ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURB & GUTTER, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
5. EXISTING ONSITE PUBLIC WATER PROVIDED BY CONTRACT NUMBER 44-1044D.
6. THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS FOR THIS PROJECT WAS MADE BY REULING ASSOCIATES, INC. ON NOVEMBER 17, 2006.
7. ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED AND VERIFIED IN ACCORDANCE WITH ASHTO T-180, OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
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9. UNLESS OTHERWISE NOTED, DIMENSIONS FROM CURB ARE MEASURED FROM FACE.
10. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
11. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER, SEWER, AND DRAIN HOUSE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
12. THE CONTRACTOR SHALL MAINTAIN 2.0 FEET MINIMUM PROTECTIVE COVER OVER ALL UTILITIES DURING CONSTRUCTION.
13. THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE. HOWEVER, UPON DISCOVERY OF ANY EVIDENCE OF BURIAL OR GRAVES, THE DEVELOPER WILL BE SUBJECT TO SECTION 16.1305 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOP REGULATIONS.
14. ALL SLOPES 2:1 MIN.
15. PAVING MARKINGS TO BE "TRAFFIC WHITE"
16. CONTRACTOR SHALL MAINTAIN A MINIMUM 2 FOOT BENCH BEHIND CURB AND GUTTER IN FILL AREAS.
17. ALL FIRE LINE PIPING SHALL MEET THE REQUIREMENTS OF THE NFPA PIPE SHALL BE UL LISTED, FM APPROVED AND MEET THE AWWA STANDARDS FOR FIRE PROTECTION USE. FITTINGS SHALL HAVE PRESSURE CLASS RATINGS COMPATIBLE WITH THE PIPE USED.
18. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5 FEET OF COVER OVER THE PRIVATE WATER MAIN SHOWN HEREON UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE ALL CRIMPS OR VERTICAL BENDS NECESSARY TO MAINTAIN CLEARANCES WITH OTHER UTILITIES.
19. THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING OR STRUCTURES ARE TO BE REMOVED, PRIOR TO PLACING A BID ON THOSE ITEMS. THE CONTRACTOR SHALL CLEAR THE CONSTRUCTION AREA OF ALL EXISTING TREES, PAVING, STRUCTURES, ETC., UNLESS NOTED ON PLAN.
20. THE SUBJECT PROPERTY IS ZONED NT PER 2-2-04 COMPREHENSIVE ZONING PLAN. SEE FDP 184-A-IV, NEW TOWN (NT), EMPLOYMENT CENTER - INDUSTRIAL LAND USE.
21. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
22. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
23. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$12,870.00.
24. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
25. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY DUVAL & ASSOCIATES, P.A., DATED MAY 11, 2006, BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A PLAT PREPARED BY CENTURING ENGINEERING, INC. (5077).
26. THE COURSES AND COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. 42R1 WAS USED FOR THIS PROJECT.
27. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS
28. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY STREET TRAFFIC STUDIES, LTD. ON OCTOBER 17, 2006, AND WAS APPROVED ON JUNE 15, 2007.
29. NOISE STUDY IS NOT REQUIRED FOR THIS INDUSTRIAL ZONED PROPERTY.
30. CONTRACTOR TO PLACE A WITNESS POST AT THE TERMINUS OF ALL UTILITY STUBS.
31. CONTRACTOR TO VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL WATER, SEWER AND STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR BEFORE BEGINNING CONSTRUCTION OF SERVICE CONNECTIONS TO SERVE THE BUILDING.
32. CONCRETE WHEEL STOPS SHALL BE INSTALLED WHERE SHOWN ON THE PLAN AND SHALL BE PRECAST, STANDARD CONCRETE, ANCHORED TO THE PAVEMENT WITH 2 STEEL RODS PER EACH WHEEL STOP DRIVEN A MINIMUM OF 8" IN BITUMINOUS CONCRETE PAVEMENT OR TWO DOWELLS PER EACH WHEEL STOP GROUTED A MINIMUM OF 4" INTO CEMENT PAVEMENT.
33. STORMWATER MANAGEMENT REQUIREMENTS FOR THIS PROJECT WILL BE MET VIA A PRIVATE UNDERGROUND RETENTION (STONE STORAGE) FACILITY FOR QUANTITY AND A PRIVATE F-2 UNDERGROUND SAND FILTER FOR QUALITY. QUANTITY AND QUALITY MANAGEMENT ARE PROVIDED FOR THE ENTIRE SITE. THE BMPs WILL BE OWNED AND MAINTAINED BY THE OWNER, SUCCESSOR OR ASSIGNEE.
34. HANDICAP PARKING DETAILS SHALL BE IN ACCORDANCE WITH " MD BUILDING CODE FOR THE HANDICAPPED" SECTION 5.01-7.05.
35. ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
36. ALL SIDEWALKS SHALL BE CROSS SLOPED AT 1/4 INCH PER FOOT.
37. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV.
38. ALL ON SITE DRIVEWAYS AND PARKING AREAS TO BE PRIVATELY MAINTAINED.
39. ALL PROPOSED HC RAMPS SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
40. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
41. ELECTRIC, GAS, CABLE, TELEPHONE AND LIGHTING LINES DESIGNED BY OTHERS.
42. IN ACCORDANCE WITH SUBDIVISION SECTION 16.(202(b)(1)(iv), THIS PROPERTY IS EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PLAN BECAUSE PARCEL C IS A PART OF A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
43. THIS SDP IS SUBJECT TO FDP 184-A-IV, THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
44. ALL SIGNAGE MUST COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, MILLENIUM EDITION AND ALL APPLICABLE HANDICAP REGULATIONS.
45. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2 1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
46. THERE IS NO FLOODPLAIN ON THIS SITE.
47. THERE ARE NO WETLANDS ON THIS SITE.
48. A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 44'-5' IN HEIGHT AND NO MORE THAN 6' Laterally FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM). NFPA-110.12.1
49. THERE SHALL BE NO LANDSCAPING WITHIN 7.5' OF EACH SIDE OF THE FIRE DEPARTMENT SIAMESE CONNECTION. A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT SIAMESE CONNECTION SHALL BE PROVIDED. NFPA-113.1.4
50. AN ALTERNATIVE COMPLIANCE REQUEST TO DESIGN MANUAL, VOLUME I, SECTION 5.2.5.F., WHICH REQUIRES THAT RCN COMPUTATIONS FOR COMMERCIAL DISTRICTS BE BASED ON ZONING (85% IMPERVIOUS COVER), TO ALLOW THE USE OF SPECIFIC IMPERVIOUS COVER WHICH IN THIS CASE IS 70% WAS APPROVED ON AUGUST 1, 2007.

A



# OLD COLUMBIA ROAD

## LEGEND

RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX. CONCRETE CURB & GUTTER	EX.C&G
EX. STORM DRAIN, MANHOLE & INLET	EX.15"D
EX. SANITARY SEWER, MANHOLE & CLEANOUT	EX.8"S
EX. WATER MAIN, VALVE & FIRE HYDRANT	EX.12"W
EX. LIGHT POLE (TO REMAIN)	*
EX. LIGHT POLE (TO BE REMOVED)	X
EX. TREE LINE	~
EX. TREE	⊙
EX. INDEX CONTOURS	---370---
EX. INTERMEDIATE CONTOURS	---374---
EX. CONCRETE CURB & GUTTER TO BE REMOVED	---X---X---X---X---X---X---
PROP. CONCRETE CURB & GUTTER	---PROP.C&G---
PROP. STORM DRAIN, MANHOLE & INLET	---PROP.15"D---
PROP. INDEX CONTOURS	---390---
PROP. INTERMEDIATE CONTOURS	---388---
PROP. PARKING COUNT	⊕
PROP. ONSITE 30" HIGH LIGHT POLE (PRIVATE)	⊕

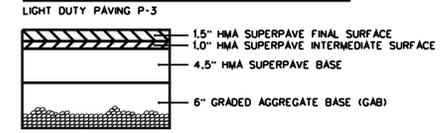
## SITE CONSTRUCTION NOTES

1. SAW CUT, REMOVE EX. CONC. C&G AND EX. SIDEWALK. GRADE, INSTALL NEW PAVING AND CONC. C&G. MATCH EX. PAVING FOR GRADE AND SEAL JOINTS. INSTALL NEW SIDEWALK, MATCH EX. SIDEWALK FOR GRADE.
2. MATCH EX. CONC. C&G/EX. SIDEWALK FOR GRADE AND LINE.
3. SAW CUT, REMOVE EX. PAVING, INSTALL NEW PAVING. MATCH EX. PAVING FOR GRADE AND SEAL JOINTS.
4. FULLY DEPRESSED CURB

## PAVEMENT SECTION LEGEND

LIGHT DUTY PAVING	▬
CONCRETE SIDEWALK (SEE DETAIL SHEET 4 OF 6)	▬

## PAVEMENT SECTION DETAILS



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date
Chief, Land Development Division	Date
Director	Date

ADDRESS CHART	
LOT / PARCEL NO.	STREET ADDRESS
PARCEL C	7101 RIVERWOOD DRIVE

PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL NO.		
RIVERS CORPORATE PARK	1 / 1	C		
PLAT NO.	GRID NO.	ZONING	TAX MAP NO.	ELEC. DIST.
5077	1	NT	42	6TH
WATER CODE	SEWER CODE			
E16	5290000			

## SITE PLAN RIVERS CORPORATE PARK

SECTION 1, AREA 1  
PARCEL C  
7101 RIVERWOOD DRIVE

## NOTES

1. SEE SHEET 4 OF 16 FOR HANDICAP ACCESSIBLE ROUTES FOR EX. PROP. BUILDING.
2. SEE SHEET 4 OF 16 FOR LIGHTING DETAIL.

S 71°03'45" E 544.75'  
PARCEL B (9,0187 Ac)  
RIVERS CORPORATE PARK  
SECTION 1, AREA 2  
COLUMBIA COMMERCIAL DEVELOPMENTS  
c/o GTCO CORP  
1314/561  
PLAT NO. 6020  
ZONING: NT-EC, IND

**OWNER / DEVELOPER**  
MERRITT RW1 LLC  
A MARYLAND LLC  
2066 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
(410) 298-2600

DATE	ITEM	BY

## BLDG

Baltimore Land Design Group Inc.  
Consulting Engineers  
222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21030  
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGC.COM

FILENAME





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.us](http://www.howardcountymd.us)

FAX 410-313-3467

TDD 410-313-2323

February 26, 2008

Mr. Dan Pallace  
Merritt RWI, LLC  
2066 Lord Baltimore, MD 21244  
Ellicott City, MD 21042

RE: SDP-07-070, Rivers Corp. Park, 1/1, Parcel C, proposed office bldg. addit. and parking addit.

Dear Mr. Pallace:

By our previous letter dated 12/28/07, the Subdivision Review Committee (SRC) determined this plan to be "approvable", subject to compliance with the DLD comments enclosed with that letter, which now have been complied with.

The above referenced plan is scheduled for presentation to the Planning Board at its meeting on **April 24, 2008, beginning at 7:00 p.m.**, in the Ellicott Room, located in the George Howard Building, 3430 Court House Drive, Ellicott City, Maryland. It is **required** that you and/or your consultant be present to answer any questions which the Board may ask about your plan, and that a colored copy of the plan and landscape plan be provided for presentation to the Board. An erasable pentel board and a laptop with a projector are located in the Board meeting room and are available for your use. A CD or jumpdrive (small portable hard drive) for powerpoint or PDF file can be provided if you would like to make a presentation.

If you have any questions, please contact Michael Antol at (410) 313-2350.

Sincerely,

Cindy Hamilton, Chief  
Division of Land Development

CH/MA/SDP07070.pb.mtg.ltr.

cc: Research  
Baltimore Land Design Group, Inc.